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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(I₁)

DRAFT VARIATION TO THE MASTER PLAN FOR HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM PARTLY CONSERVATION USE PARTLY GREEN BELT AND OPEN SPACES AND PARTLY WATER BODY USE ZONE TO RESIDENTIAL USE ZONE IN TELLAPUR VILLAGE, RAMACHANDRAPURAM MANDAL, MEDAK DISTRICT.

[GO. Ms. No. 143, Municipal Administration & Urban Development (I₁), 20th February, 2009.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the envisaged notified extensive modification to the Master Plan 2020 of HUDA area (Excluding the erstwhile MCH area and the newly extended area of (HUDA) issued vide G.O.Ms. No. 288, MA & UD (I₁) Deptt. dated: 03-04-2008 for Non-Municipal area, the same having been previously published in the Extra-ordinary issue of the Andhra Pradesh Gazette No. 600, Part-I, Dated: 23-10-2008 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos. 405, 419, 422, 433 and 436 of Tellapur Village, Ramachandrapuram Mandal, Medak District, to an extent of Acres 10-34 gts., which is presently earmarked for Partly water bodies, partly conservation, partly open space use zone extensive modification to the Master Plan of HUDA Area (excluding the erstwhile MCH area and the newly extended area of HUDA) issued vide G.O.Ms.No. 288 MA dated: 3-4-2008 for non-municipal area is designated as Residential use zone, subject to the following general conditions:

1. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners/applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
11. the change of land use, subject to condition that 30 mtrs. green belt shall be left after the FTL of the tank.

SCHEDULE OF BOUNDARIES

NORTH	:	Sy.Nos. 431 & 432 of Tellapur Village.
SOUTH	:	Sy.Nos. 433 (P), 436 (P) 419 (P) and 405 (P) of Tellapur Village.
EAST	:	Sy.Nos. 422 (P), 419 (P) of Tellapur Village existing 40'-0" wide road.
WEST	:	Sy.Nos. 433 (P) & 436 (P) of Tellapur Village.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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